



City of Seattle

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3010946

**Applicant Name:** Debora Goodman for John Small

**Address of Proposal:** 6424 57<sup>th</sup> Avenue S.

**SUMMARY OF PROPOSED ACTION**

Land Use Application to subdivide one parcel into four parcels of land. At the time of application on December 11, 2009, the proposed parcel sizes were: A) 7,997.3 sq. ft., B) 9,431.8 sq. ft., C) 13,888.3 sq. ft., and D) 8,021.3 sq. ft. On February 23, the applicant submitted revised plans to subdivide one parcel into four parcels of land, with the following proposed parcel sizes: A) 9,623.3 sq. ft., B) 10,094.0 sq. ft., C) 9,847.0 sq. ft., and D) 9,773.2 sq. ft. The existing single family residence is to remain.

The following approval is required:

**Short Subdivision** - To subdivide one parcel into four parcels of land.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

**BACKGROUND DATA**

**Site & Area Description**

This 39,338.6 square foot (sq. ft.) project site is located in a single family residential zone with a minimum lot size of 9,600 square feet (SF 9600), located in the Seward Park area of the City of Seattle. The parcel is located on the east side of 57<sup>th</sup> Avenue South between South Eddy Street and South Morgan Place. There is an existing single family residence on the site. 57<sup>th</sup> Avenue South is a paved roadway. There is a curb but no sidewalk on the east side of the street in front of the subject property. The street is otherwise improved with curb and sidewalks on the east side of the

street between South Eddy Street and South Morgan Place. It is classified as a non-arterial street, pursuant to SMC Chapter 23.53. The subject site is not located within any identified or designated Environmentally Critical Area. The surrounding properties are zoned SF 9600. Development in the area consists of single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.

### Proposal

The proposal is to subdivide one parcel of land into four parcels of land. At the time of application on December 11, 2009, the proposed parcel sizes were: A) 7,997.3 sq. ft., B) 9,431.8 sq. ft., C) 13,888.3 sq. ft., and D) 8,021.3 sq. ft. On February 23, 2010, the applicant submitted revised plans to subdivide one parcel into four parcels of land, with the following proposed parcel sizes: A) 9,623.3 sq. ft., B) 10,094.0 sq. ft., C) 9,847.0 sq. ft., and D) 9,773.2 sq. ft. As revised on February 23, 2010, Parcels A, C, and D will have access to and frontage on 57<sup>th</sup> Avenue South, while Parcel B will have access to 57<sup>th</sup> Avenue South by vehicle access easement, but will have no street frontage. The existing single family residence is to remain on proposed Parcel D.

No development or construction activities are associated with the current proposal. The subject of this analysis and decision is restricted to the proposed division of land.

### Public Comment

During the public comment period that ended January 17<sup>th</sup>, 2010, DPD received four written comment letters. The neighbors voiced concerns related to the following:

- The negative impacts to the existing neighborhood's character.
- The undesirability of a pumped sanitary and storm drainage system.
- The proposed increase in the amount of stormwater runoff during the rainy season.
- The proposed increase of traffic and the lack of street parking.
- The creation of small lots (the smallest lot proposed is 7,997.3 square feet) and lots of unusual shape.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

6. *Is designed to maximize the retention of existing trees;*

Based on information provided by the applicant, referral comments from the Building Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned for single-family residential with a minimum lot size of 9,600 square feet. The allowed use in a single family zone is one dwelling unit per lot, with accessory dwelling units meeting the provisions of SMC 23.44.041. Maximum lot coverage is 35 percent. Front yards are an average of the neighboring adjacent lots, or 20 feet, whichever is less. The minimum side yards are five feet. Minimum rear yards are 25 feet or if lot depth is less than 125 feet, 20 percent of lot depth.

The parcels created by this proposed division of land would conform to all development standards of the SF 9600 zone. The existing structure on proposed Parcel D would meet the development standards of the SF 9600 zone. Parking for the existing house on proposed Parcel D is within the existing basement garage. The proposed lots all meet the minimum required lot size of 9,600 square feet.

The lots created by this proposed division of land will thus conform to all development standards of the SF 9600 zoning designation. The proposed parcels provide adequate buildable area to meet applicable yards, lot coverage requirements, and other Land Use Code development standards.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

All parcels will have direct vehicular access via 57<sup>th</sup> Avenue South, either directly or, in the case of Parcel B, via an ingress and egress easement that meets the requirements of SMC 23.53.025. Parcels A, C, and D will have street frontage along 57<sup>th</sup> Avenue South. The Seattle Fire Department has conditionally approved this proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. Seattle City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to proposed lot "B". This short plat is conditioned to require Seattle City Light revised Easement prior to recording. This short plat also provides for adequate access for vehicles, utilities, and fire protection.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. Availability of service is assured subject to standard conditions. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate was issued on December 23, 2009 (WAC ID No. 20090639).

Storm Water and Drainage/Sanitary Sewer

The existing single family residence located on the proposed Short Plat is connected by means of a side-sewer to an 8-inch public sanitary sewer main located in 57<sup>th</sup> Avenue S. Also, the existing property is served by the public storm system located in 57<sup>th</sup> Avenue S.

There is an elevation difference of approximately 20 feet over the subject property which will necessitate the use of a Pump System to connect the side-sewers to the mains in the 57<sup>th</sup> Street S. right-of-way (Per Director's Rule 2-2006).

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The applicant has made it possible to preserve the existing single family residence on the property and has made it part of the short plat. The proposed plat will provide housing opportunities through the creation of additional buildable sites which are compatible with surrounding lots and do not result in the necessary demolition of existing housing.

The public use and interest will be served with this proposal because additional opportunities for housing are to be provided within the City limits as a result of this subdivision. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

This site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees;*

Tree preservation and planting options and landscaping requirements of Seattle Municipal Code 23.44.008.I require that trees for new single-family development be preserved or retained wherever possible. Future development is subject to SMC 25.09, which sets forth tree planting requirements on single family lots.

## **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

## **CONDITIONS - SHORT SUBDIVISION**

### **Prior to Recording**

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and pay any necessary fees.

3. On the face of the plat, provide for an address sign, for the benefit of parcels A, B, C, and D, at a location visible from 57<sup>th</sup> Avenue South and provide an easement, covenant, or other legal agreement to allow for proper address signage.
4. Prior to recording, show on plat, Seattle City Light Easement consistent with final plat configuration.
5. Prior to recording, show on the final plat that the existing stairs on the north side of the existing residence, on proposed Parcel D, are to be removed or, alternatively, provide a side yard easement over proposed Parcel A on the final plat that would allow the stairs to remain in place.

After Recording and Prior to Issuance of a Building Permit

6. Attach a copy of the recorded subdivision to all future building permit application plans.
7. Any structure to be built on parcel "B" or "C" of this short plat shall meet the requirements of the Seattle Fire Code (including Section 503.1.1).

Signature: \_\_\_\_\_ (signature on file) Date: April 01, 2010  
William K. Mills, Senior Land Use Planner  
Department of Planning and Development

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